



Case Number **ZC-17-213**

**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
January 9, 2018

Council District 8

Zoning Commission Recommendation:

Approval by a vote of 7-0

Opposition: None submitted

Support: None submitted

| | | | | |
|-------------------|--------------------|----------|----|----------|
| Continued | Yes | ___ | No | <u>X</u> |
| Case Manager | <u>Laura Evans</u> | | | |
| Surplus | Yes | <u>X</u> | No | ___ |
| Council Initiated | Yes | ___ | No | <u>X</u> |

Owner / Applicant: City of Fort Worth Planning and Development

Site Location: 1924 Avenue D Mapsco: 77M

Proposed Use: Single-family

Request: From: "B" Two-Family

To: "A-5" One-Family

Land Use Compatibility: Requested change **is compatible.**

Comprehensive Plan Consistency: Requested change **is consistent.**

Background:

City Council adopted a procedure regulating the review, zoning, and sale of surplus property. Upon satisfactory completion, the properties are offered for sale. The site at 1924 Avenue D Avenue is currently undeveloped land. The property is located on the south side of Avenue D, west of Belzise Terrace.

Site Information:

| | |
|----------------------------|--|
| Owner: | City of Fort Worth 200 Texas Street Fort Worth, TX 76102 |
| Acreage: | 0.16 ac |
| Comprehensive Plan Sector: | Southside |

Surrounding Zoning and Land Uses:

| | |
|-------|--------------------------------|
| North | "B" Two-Family / single-family |
| East | "B" Two-Family / vacant |
| South | "B" Two-Family / vacant |
| West | "B" Two-Family / single-family |

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: None

Transportation/Access

| Street/Thoroughfare | Existing | Proposed | In Capital Improvements Plan (CIP) |
|---------------------|-------------|-------------|------------------------------------|
| Avenue D | Residential | Residential | No |
| Belzise Terrace | Residential | Residential | No |

Public Notification:

300 foot Legal Notifications were mailed on November 21, 2017.

The following organizations were notified: (emailed November 20, 2017)

| Fort Worth League of Neighborhood Associations | United Communities Association of South Fort Worth |
|--|--|
| Glenwood Triangle NA | Parker Essex Boaz NA* |
| Willow Creek NA | Historic Southside NA |
| East Fort Worth, Inc. | Streams And Valleys Inc |
| Trinity Habitat for Humanity | Southeast Fort Worth Inc |
| East Fort Worth Business Assn | Fort Worth ISD |

**Closest registered Neighborhood Organization*

Development Impact Analysis:**1. Land Use Compatibility**

Uses surrounding the proposed site are primarily single-family and vacant. The proposed "A-5" One-Family zoning **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2017 Comprehensive Plan designates the subject property as single-family. The proposed "A-5" zoning is consistent with the following Comprehensive Plan policies.

- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)

Based on the conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

Attachments:

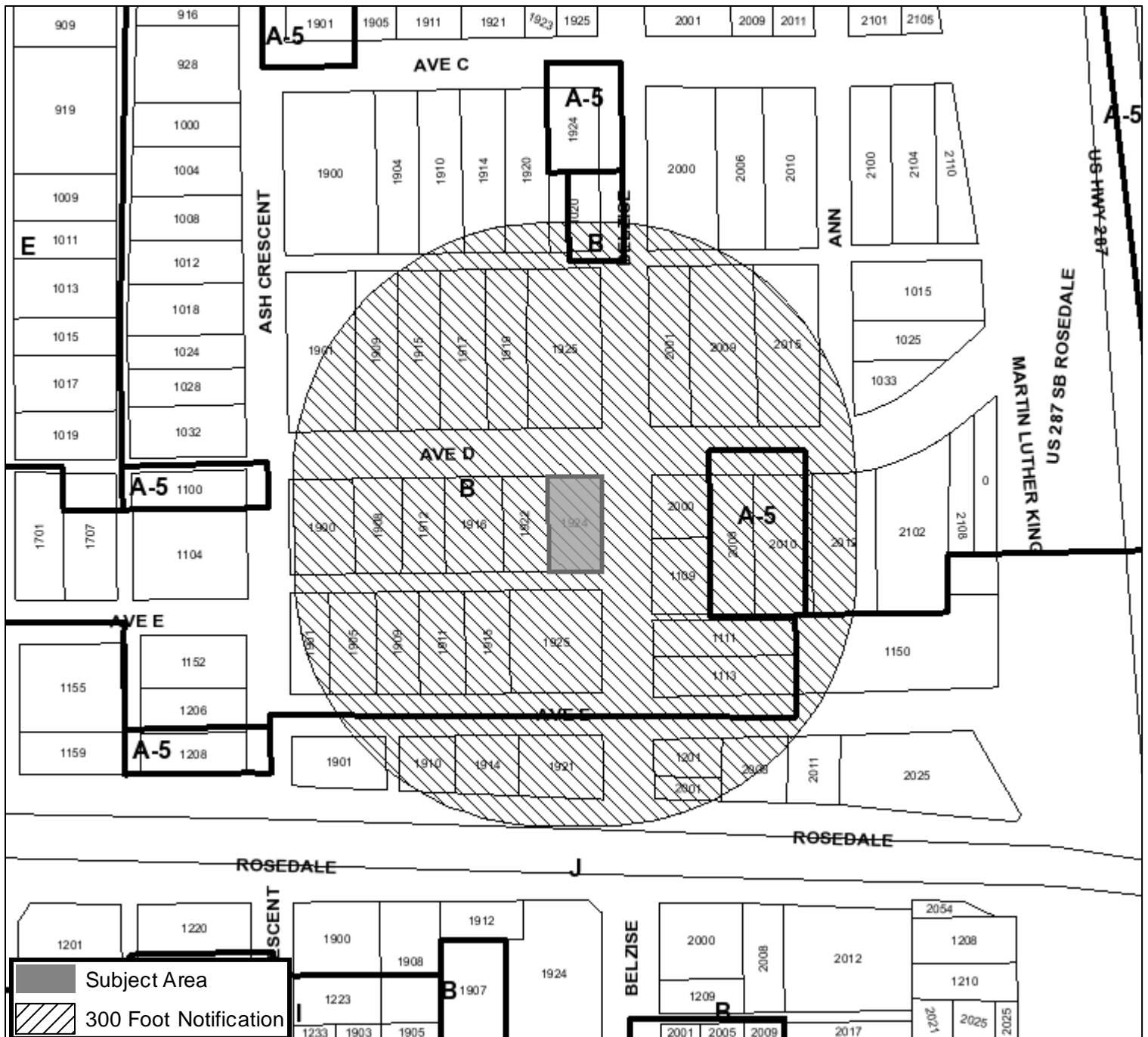
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting



ZC-17-213

Area Zoning Map

Applicant: City of Fort Worth Planning and Development
Address: 1924 Avenue D
Zoning From: B
Zoning To: A-5
Acres: 0.16610902
Mapsco: 77M
Sector/District: Southside
Commission Date: 12/13/2017
Contact: 817-392-8043



0 85 170 340 Feet

Created: 11/17/2017 1:54:45 PM



ZC-17-213

Area Map

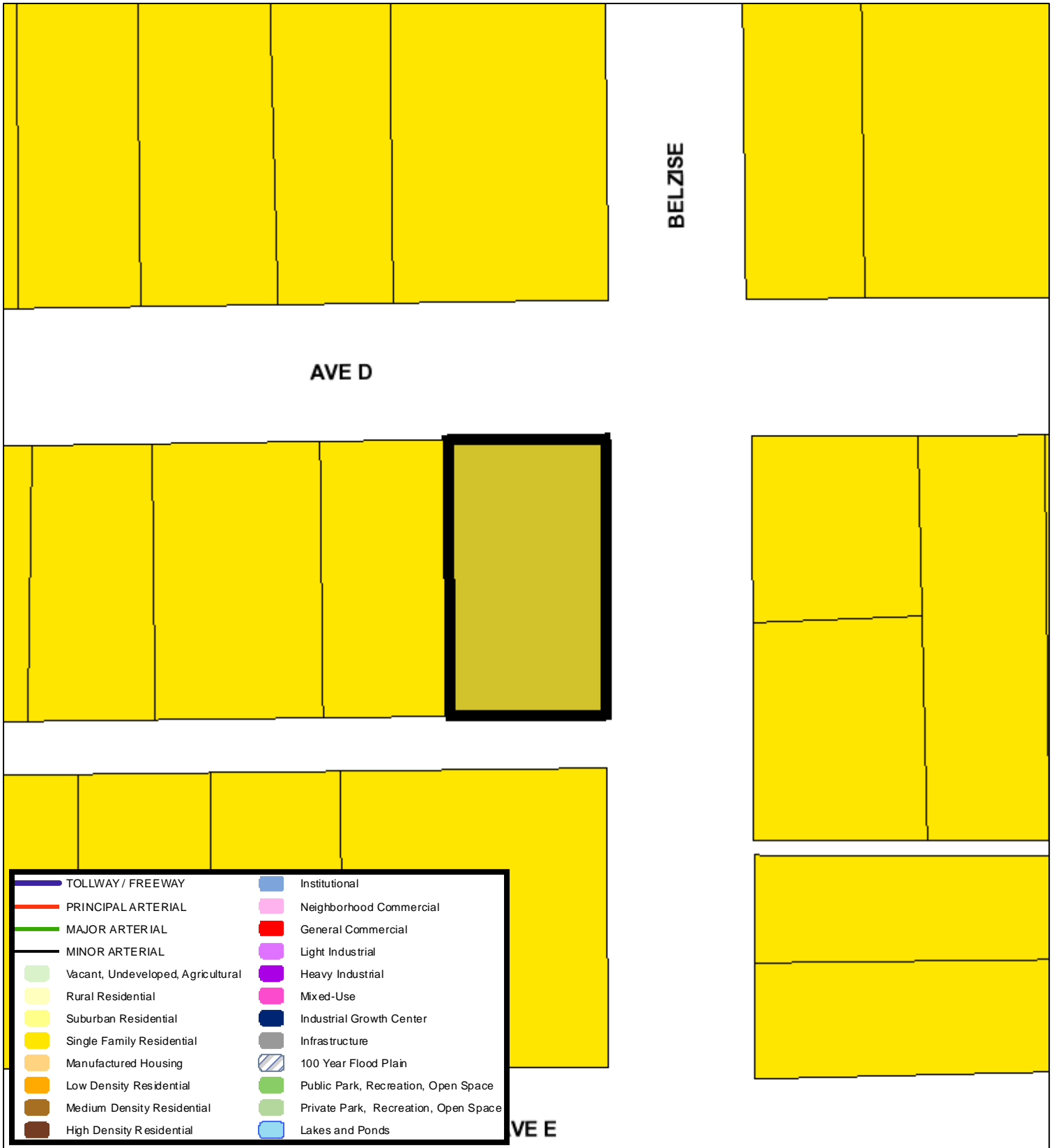


0 1,000 2,000 4,000 Feet



ZC-17-213

Future Land Use



50 25 0 50 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 7, 2017.





ZC-17-213

Aerial Photo Map



0 30 60 120 Feet



| Document received for written correspondence | | | | | ZC-17-212 |
|--|---------------------|---|------------------|--|------------------------|
| Name | Address | In/Out 300 ft. notification area | Position on case | | Summary |
| Danny Scarth | 6301 Randol Mill Rd | | Support | | Representing applicant |

17. ZC-17-179 City of Fort Worth Planning & Development (CD 8) – 1214 E Daggett Ave (Union Depot Addition Lot 4, Block 36, 0.09 ac.) From: “J” Medium Industrial To: “A-5” Single Family

Dana Burghdoff with Planning and Development stated this is a surplus property the city is rezoning in order to sell.

Motion: Following brief discussion, Mr. Northern recommended Approval of the request, seconded by Mr. Aughinbaugh. The motion passed unanimously 7-0.

| Document received for written correspondence | | | | | ZC-17-179 |
|--|-----------------------|---|------------------|------------|----------------------|
| Name | Address | In/Out 300 ft. notification area | Position on case | | Summary |
| Robert Dunlap | 1133 & 1137 E Daggett | In | | Opposition | Sent notice & letter |

18. ZC-17-213 City of Fort Worth Planning & Development (CD 8) – 1924 Ave D (Highland to Glenwood Addition Lot 7, Block 59, 0.16 ac.) From: “B” Two Family To: “A-5” Single Family

Dana Burghdoff with Planning and Development stated this is a surplus property the city is rezoning in order to sell.

Motion: Following brief discussion, Mr. Northern recommended Approval of the request, seconded by Mr. Aughinbaugh. The motion passed unanimously 7-0.

19. ZC-17-214 City of Fort Worth Water (CD 3) – 899 Basset Locke Dr (Westside IV Pump Station Lot 1, Block 1, 1.31 ac.) From: “CR” Community Facilities To: “A-7.5” Single Family

Beth Knight with Planning and Development stated this property is being rezoned due to guidance from Council District 3 wanting to decrease the amount of multifamily zoning in the district.

Motion: Following brief discussion, Ms. Welch recommended Approval of the request, seconded by Mr. Northern. The motion passed unanimously 7-0.